



# City of Loma Linda Official Report

Robert Ziprick, Chairman  
Stan Brauer, Vice Chairman  
Floyd Petersen, Board Member  
Robert Christman, Board Member  
Karen Gaio, Board Member

CRA AGENDA: July 26, 2004

TO: Agency Board Members

VIA: Dennis R. Halloway, Executive Director *[Signature]*

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator *[Signature]*

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a Mobile Home in Janzen Mobile Village

## RECOMMENDATION

It is recommended that the Agency Board authorize an additional amount of up to \$2,270 to accomplish the necessary repairs.

## BACKGROUND

The Agency Board has approved 10 programs related to its affordable housing obligations, one of which provides a \$2,000 grant to income-qualified owner-occupants of mobile homes. Initially, the program provided a \$5,000 loan-to-grant to owner-occupants of standard construction houses as well as mobile homes. The amount of the mobile home grant was reduced to \$2,000 because security for the mobile home loan-to-grant program could not include land.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Only state licensed contractors are utilized; however, the owner-occupant may do some of the work, upon approval of the building inspector. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews all bids, and inspects all work prior to payment being made.

## ANALYSIS

A situation has arisen where repairs required by the building inspector exceed the Agency's program limits. The annual income of the family of four places the family in the very low-income category. Rehabilitation items include: replacing the roof, installing GFI outlets and smoke detectors, enlarging a front bedroom window to meet minimum opening requirements, and repairing/replacing skirting. The coach is otherwise in sound condition and is very well maintained. The roof and skirting are the most costly and in themselves exceed the current Program limits.

## FINANCIAL IMPACT